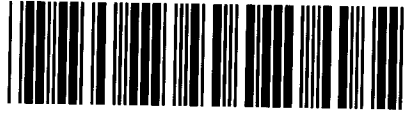


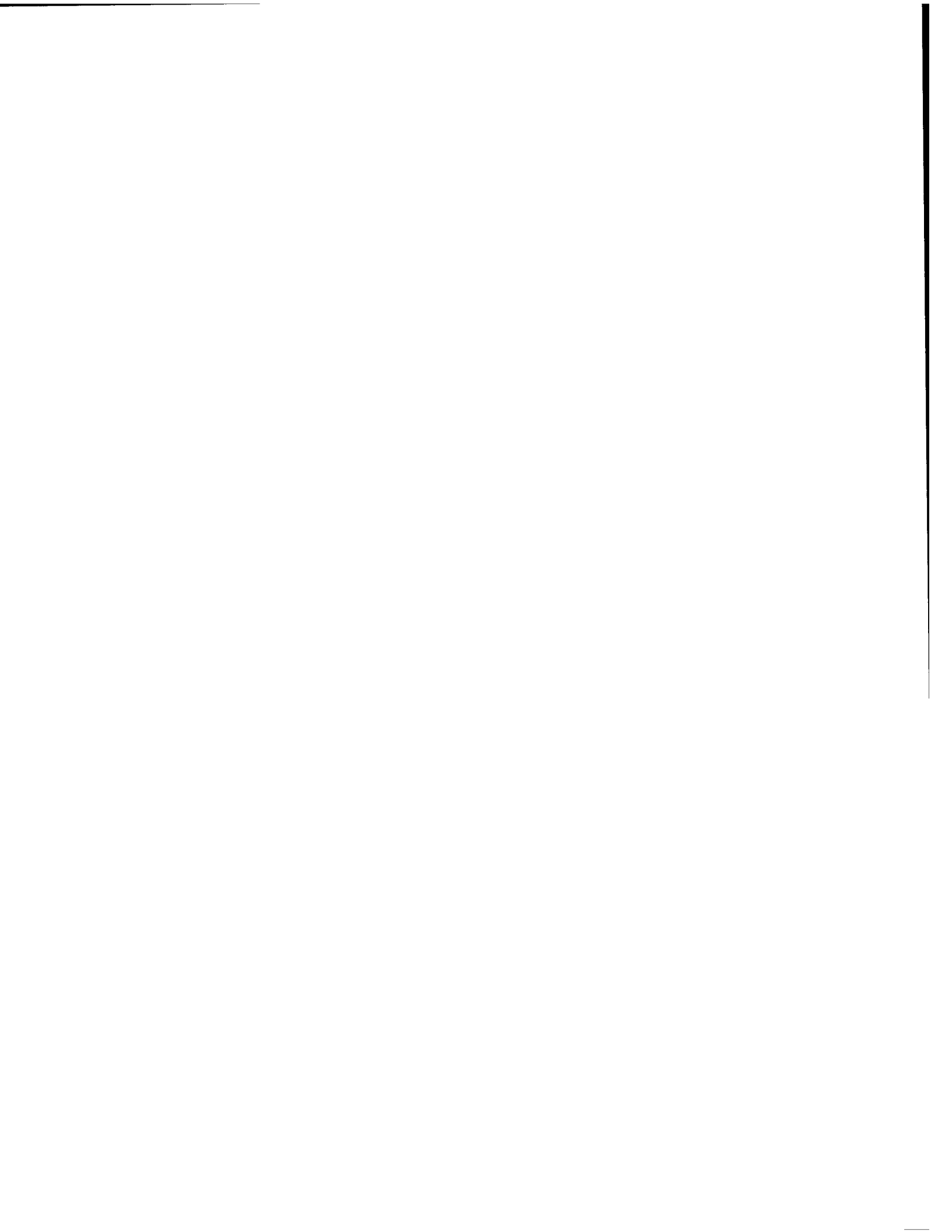


Control Number: 43704



Item Number: 436

Addendum StartPage: 0



**SUNRIDGE**  
*Management Group*

43704

April 28, 2015

Ms. Tammy Benter  
Public Utility Commission of Texas  
1701 N Congress PO Box 13326  
Austin, Texas 78711-3326

2015 MAY -4 AM 10:49

PUBLIC UTILITY COMMISSION  
FILING CLERK

Re: Falcon Lakes – Change to Allocated Billing

Dear Ms. Benter:

This letter was prepared in anticipation of obtaining your approval for a change from submetered billing to an approved allocation billing method pursuant to Texas Water Code, Subchapter M, Sec. 13.502 (e) (1) and (2).

The Falcon Lake apartment community, which is located at 6504 Falcon River Way is comprised of 248 dwelling units that have individual water submeters installed. Regrettably, the submetering system is in need of on-going repairs and has proved much too costly to maintain and repair on a regular basis and, unfortunately, it is not economically feasible for us at this time.

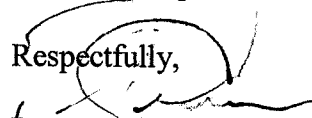
In May 2014 we gave 12 meters repaired, and paid \$1,762.86 for these repairs (bill attached). We now have an estimate to have 35 meters repaired with at total estimate of \$4,166.85 (estimate attached). If we approve these repairs we will have spent \$5,929.71 in meter repairs in less than a twelve month period.

Therefore, we respectfully request your approval of a change from submetered billing to an approved allocation method due to the considerable capital that would be involved in replacing the un-serviceable submetering system. We will adhere to the additional Public Utility Commission (“PUC”) requirements if our request is approved, which includes the following under reference Subchapter H, § 24.123(c).

1. We shall provide to all tenants a new lease addendum or other written agreement which provides for the allocation method, in this case a method based on occupancy
2. We shall provide to all tenants a 35-day prior written notice advising tenants of the proposed change.

We trust the information we have provided to the PUC is sufficient in detail as to warrant approval of a change to an approved allocation method of billing. However, in the event you require additional information, please feel free to contact me.

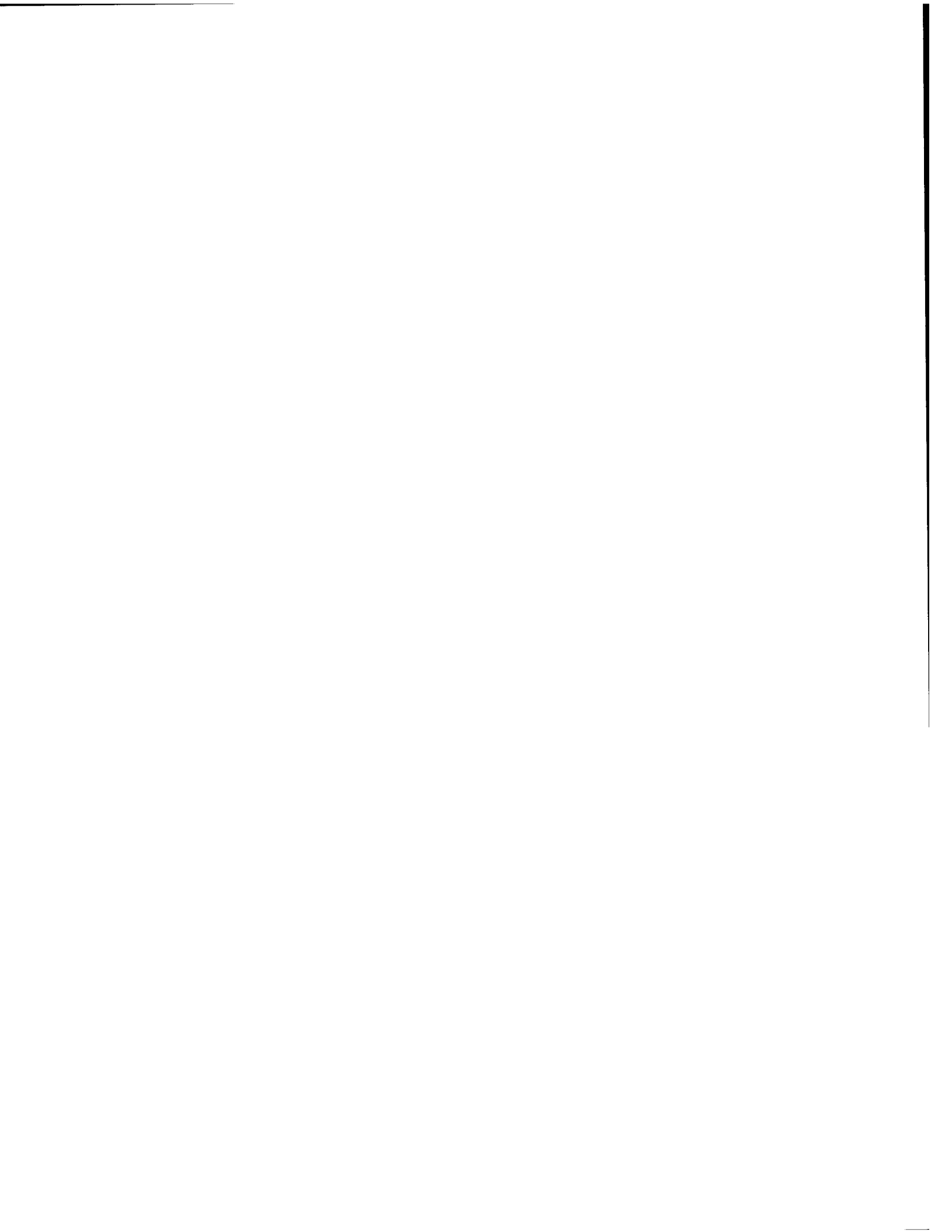
Respectfully,

  
Doug Graham  
SunRidge Management

SunRidge Management Group, Inc.: Web: [www.sunridgemanagement.com](http://www.sunridgemanagement.com) : Email: [corporate@sunridgemanagement.com](mailto:corporate@sunridgemanagement.com)

Mail: 1603 LBJ Freeway, Suite 350, Dallas, Texas 75234: Phone: 972-243-7648: Fax: 214-446-6929

436





# SERVICE ESTIMATE

Estimate #: 14619

Date: Apr 20, 2015

<b>Property</b> Falcon Lake 6504 Falcon River Way Arlington, TX 76001 USA  Leasing Office PH:
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<b>Ship To Address</b> Falcon Lake 6504 Falcon River Way Arlington, TX 76001 USA
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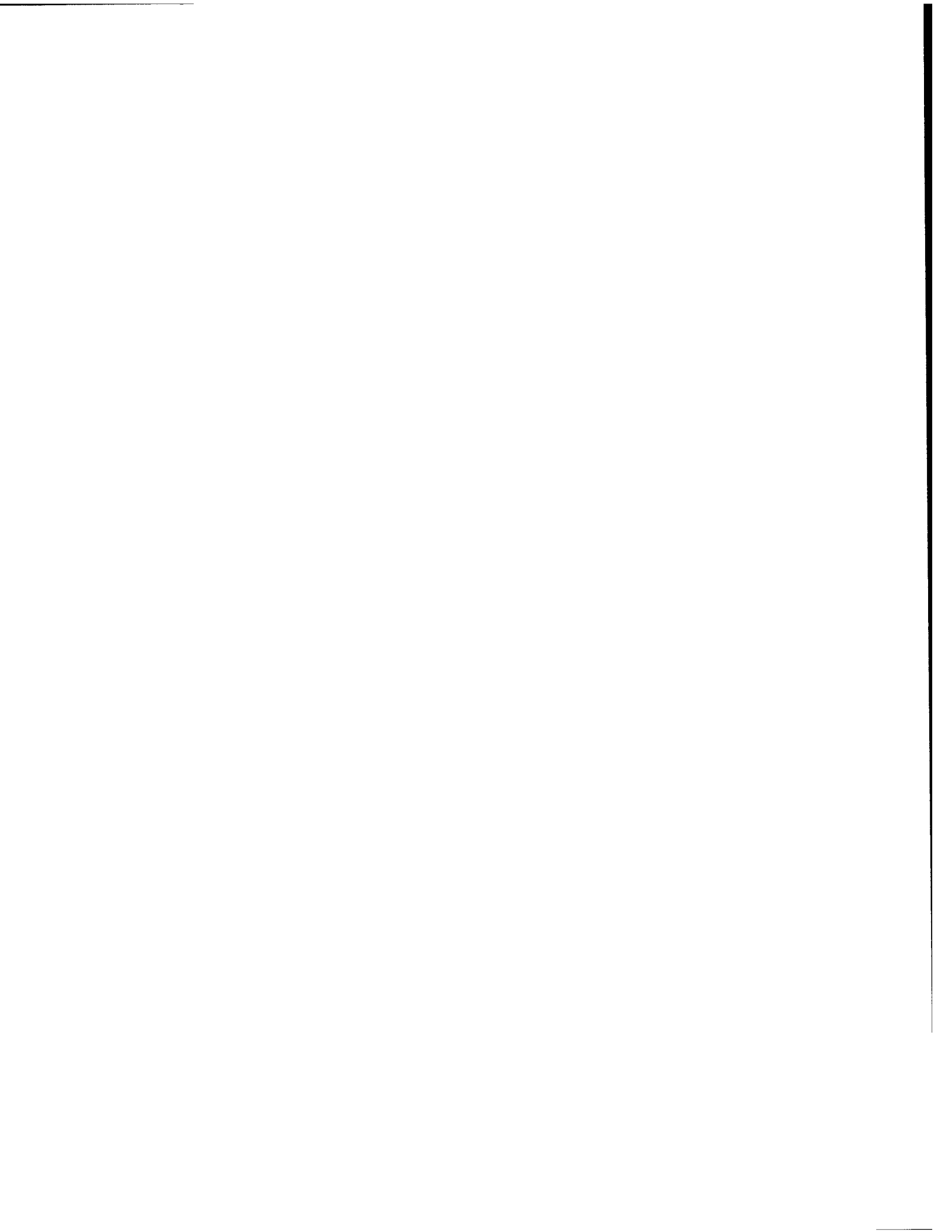
Client ID	Service Coordinator	Estimate Good Through		
PIA-FAL	Brian R. Purvis	Net 30 Days		
Quantity	Item	Description	Unit Price	Amount
35.00	M-SPE-HP-STX-1	High Power Tran -1 port	88.50	3,097.50
1.00	R-SERVICE LABOR	SYSTEM REPAIR/MAINT CALL	1,069.35	1,069.35
			<b>TOTAL ESTIMATE</b>	<b>4,166.85</b>
			<b>Plus Applicable State and Local Sales Tax</b>	

Your submetering system is in need of repairs. You will only be charged for the materials and labor hours required to complete the service repairs.

In order to schedule the necessary repairs, we ask that you sign and date this form indicating approval of the estimated repairs and fax to our toll free number (866) 973-2455 or 972-820-4102. Repairs will be scheduled and completed within a timely manner of Velocity receiving this authorization. By signing this estimate you are approving service to be done on your property. The total cost may fluctuate up or down by 25% from this estimate. You will be notified if the cost of the estimate is increased by more than 25%, before we complete the service repairs.

Authorizing Estimate: \_\_\_\_\_ Date of Authorization: \_\_\_\_\_

For any questions about this Service Estimate please e-mail your question to the e-mail address below. If you would like to e-mail the signed estimate, you can use the e-mail address below as well.



**INVOICE**

I1405060838	A0901018986	036E
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FALCON LAKES		
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05/17/2014	1,762.86	Upon Receipt	1 of 1
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448619 0 709-1



**FALCON LAKES**  
1603 LYNDON B JOHNSON FWY  
DALLAS TX 75234-6040

Description	Quantity	Unit Price	Amount	Tax	Discount	Total
R-Service Labor Local System Repair/Maint Call Local 04/30/2014 - PIA-FAL (SRV-93560)	1.00	512.5000	512.50	0.00	42.28	554.78
R-Shipping And Handling 04/30/2014 - PIA-FAL (SRV-93560)	1.00	54.0000	54.00	0.00	4.46	58.46
M-SPE-HP-STX-1 High Power Tran -1 port 04/30/2014 - PIA-FAL (SRV-93560)	12.00	88.5000	1,062.00	0.00	87.62	1,149.62
<b>Total</b>			<b>1,628.50</b>	<b>0.00</b>	<b>134.36</b>	<b>1,762.86</b>

Join us for RealWorld 2014 - July 20 - July 22 at McCormick Place in Chicago. Enjoy three days filled with educational sessions, professional development, and networking! Register now at [www.realpage.com/realworld/](http://www.realpage.com/realworld/). For account questions, please call 1-877-325-7243 and choose option 7 from the menu or email [ARCcustomerService@RealPage.com](mailto:ARCcustomerService@RealPage.com). Review your account status online by using the RealPage Client Portal <https://realpage.secure.force.com/cportal>. Late fees assessed 30 days from invoice date.

Please cut this portion and send it along with your payment

I1405060838	A0901018986	036E	FALCON LAKES	05/17/2014	1,762.86	Upon Receipt
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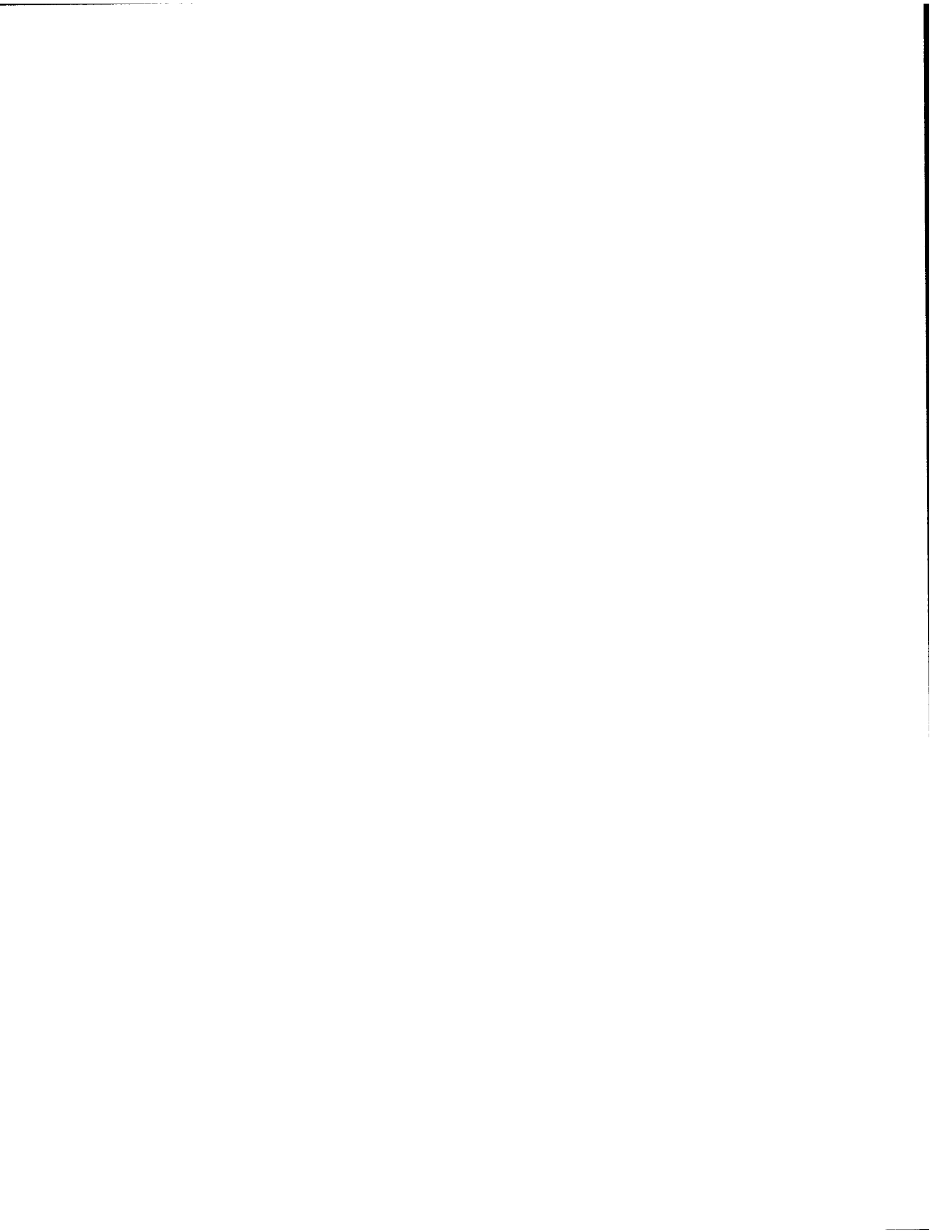
Payable to Velocity:

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To pay by Credit Card please use the RealPage Client Portal  
<https://realpage.secure.force.com/cportal>

**Send Payment To:**  
Velocity Utility Solutions LLC  
PO BOX 670387  
Dallas TX 75267-0387

I1405060838000000036E00001762861







# SERVICE ESTIMATE

Estimate #: 13538

Date: Dec 31, 2013

**Property**  
 Falcon Lake  
 6504 Falcon River Way  
 Arlington, TX 76001  
 USA  
 Leasing Office PH:

**Ship To Address**  
 Falcon Lake  
 6504 Falcon River Way  
 Arlington, TX 76001  
 USA

PIA-FAL		Juan J. Parra	Net 30 Days	
6.00	M-FAM Plastic 1for10	Master Meter FAM 1:10, FM06-1CI-BAA-2/with R. SW	42.75	256.50
12.00	M-METER GASKETS	MRGF18-3/4 X 1/8 RUB MTR GSKT	0.18	2.16
12.00	M-SPE-HP-STX-1	High Power Tran -1 port - FREQ: 451.1875	88.50	1,062.00
1.00	R-SERVICE LABOR	SYSTEM REPAIR/MAINT CALL	1,368.90	1,368.90
1.00	R-LUMP SUM SALE	SHIPPING & HANDLING Created on 1/7/14	54.00	54.00

**Your submetering system is in need of repairs. You will only be charged for the materials and labor hours required to complete the service repairs.**

In order to schedule the necessary repairs, we ask that you sign and date this form indicating approval of the estimated repairs and fax to our toll free number (866) 973-2455 or 972-820-4102. Repairs will be scheduled and completed within a timely manner of Velocity receiving this authorization. By signing this estimate you are approving service to be done on your property. The total cost may fluctuate up or down by 25% from this estimate. You will be notified if the cost of the estimate is increased by more than 25%, before we complete the service repairs.

**Authorizing Estimate:** \_\_\_\_\_

**Date of Authorization:** \_\_\_\_\_

For any questions about this Service Estimate please e-mail your question to the e-mail address below. If you would like to e-mail the signed estimate, you can use the e-mail address below as well.

velocity.sub-metering.service@realpage.com

